

WINDCREST FARMS

ARCHITECTURAL GUIDELINES

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Architectural Guidelines | Introduction

A Community Association's primary objective is to maintain the integrity of the neighborhood's aesthetic as designed and by doing so, maintain and improve the value of your home. To accomplish this goal, any change to the outside of your home or lot (e.g. installing a fence) is required to meet the requirements established by the Association. In addition to the Governing Documents, the Association has adopted Architectural Guidelines to provide specificity for size, style, color, and location of an Improvement (change to the outside of your home or lot).

These Guidelines have been created with care to the overall nature and plan for the community, therefore, any Improvement which deviates from the Architectural Guidelines requires written approval prior to installation. The purpose of these Architectural Guidelines is not to discourage Improvements but protect your investment.

The content has been carefully crafted to benefit the community but, as needed, the Association's governing body may approve modifications that better fit the neighborhood. Should the approved version of the Architectural Guidelines not contain a type of Improvement, which becomes popular in the future, the standards may expand to encompass the Improvement and its requirements. In the absence of any Guideline or regulation, an Improvement requires written approval prior to installation.

Some Improvements, included in these Architectural Guidelines, are permitted to be installed without submitting an Improvement Application for approval, so long as, the Improvement is compliant with all requirements. The reduction of Improvement Applications is intended to create a more convenient and time efficient process. However, violation of Guidelines for "Application free" Improvements may result in the loss of this option for the community, and all Improvements will, once again, require an Improvement Applications.

To truly serve its purpose, the Architectural Guidelines need your participation. As a homeowner in a neighborhood Association, supporting best practice contributes to the cultivation of both your home and community being a place you feel *welcome home!*

Architectural Guidelines | Homeowner Obligations

Homeowners are responsible for the following conditions and obligations (referenced as "Homeowner Obligations" on the Improvement Application Form) pertaining to improvements approved and installed through the review process. Some, but not all, of the Homeowner Obligations are also applicable to improvements that do not require an application to be installed.

- Construction is not to begin until written approval has been received from the Association. If construction has commenced or been completed and any part of the Application is disapproved, the property is required to be returned to its original condition at the expense of the homeowner
- In the case that the homeowner refuses to return the property to its original condition and the Association incurs any expense (legal, administrative, etc.) related to the construction and/or Application, the homeowner will reimburse the Association for such expenses
- The homeowner is responsible for obtaining any required permits, in accordance with local ordinance
- It is the duty of the homeowner and homeowner employed contractor to determine the proposed Improvement is safe structurally, mechanically, and otherwise, and that it is designed and constructed in compliance with applicable building codes, fire codes, other laws/regulations, and sound practices
- The Association assumes no liability resulting from the approval or disapproval of any plans submitted and makes no representations regarding the adequacy or quality of any submitted plans or whether such plans comply with any or all governing authority requirements
- The Association and any employee or member thereof shall not be liable for damages or otherwise because of the approval or disapproval of any Application Packet
- Any Improvement will not detrimentally affect the proper drainage of any common areas or surrounding lots. The homeowner is responsible for the correction and related expense of any drainage problems to such areas as a result of the Improvement
- There are architectural requirements in the Governing Documents and review process established by the Board
- If approved, the homeowner must maintain the Improvement(s) per the Governing Documents and Architectural Guidelines
- Any variation from the Application Packet must be submitted for approval

Arbor

DEFINITION

- A free-standing structure consisting of 4 posts, an arched roof, and trellis walls

INSTALLATION

- This type of Improvement is Permitted in this community and/or neighborhood

APPLICATION

- An Improvement Application is Required for this type of Improvement

MAINTENANCE

- Must be erected so as to provide a clean, professionally installed appearance, and all approvals are conditioned upon the duty of the property owner at all times to maintain the conditions and appearance of the structure, including replacement of damaged, broken or missing parts thereof, and painting and staining as appropriate

LOCATION

- Must be installed behind the rear corners of the home
- May not be installed in such a way that would inhibit drainage pattern
- For Corner Lots, may be placed no closer to the street than the front building setback, regardless of how the setback is measured by zoning on the non-front facing side of the lot, i.e. the side yard setback must equal the front yard setback for purposes of locating the structure
- Any lot that adjoins a lake/pond is subject to additional restrictions for an Improvement proposed to be installed within 10 ft of the lake/pond; Improvements, within the aforementioned 10 ft perimeter, are to be installed no higher than 4 ft above grade, so as not to impede sight visibility

MATERIAL & COLOR

- Permitted to be metal, which is either dark bronze or black in color
- Permitted to be wood that is stained a natural wood color

SIZE

- The tallest most point of the structure must be no higher than 8 ft above grade

IMAGE

- For an illustration and example of Side Setback, Rear Corners of the Home, and Forward most Plane of the Home, review "Exhibit H"

Awning

DEFINITION

- Roof-like structure extended in an affixed position and is permanently installed on an exterior wall of the home, in order to provide protection, as from the sun

INSTALLATION

- This type of Improvement is Permitted in this community and/or neighborhood

APPLICATION

- An Improvement Application is Required for this type of Improvement

MAINTENANCE

- Must be erected so as to provide a clean, professionally installed appearance, and all approvals are conditioned upon the duty of the property owner at all times to maintain the condition and appearance of the awning, including replacement of damaged, broken, or missing parts
- If replacement or repair causes a variance in material, color, or appearance to the originally approved awning, the variance must comply with the restrictions current at the time the replacement or repair is made. All other variances caused by replacement or repair require approval obtained through the Application review process

LOCATION

- Permitted to be installed only on the rear wall of the home
- Must be installed in such a way that the roof line/shape remains unchanged

MATERIAL & COLOR

- Vinyl and fabric are prohibited
- Wood is permitted which is treated or stained a natural wood color
- Ornamental metal is permitted in the color of black, dark bronze, or white; color is encouraged to match the trim, which is in close proximity to the awning
- Shingles are required to be an identical match (in both material and color) to the shingles of the existing home

Basketball Goal - Permanently Installed

DEFINITION

- Includes a backboard and pole which is installed in the ground; regardless if temporarily or permanently attached to the home, standalone backboards are not permitted

INSTALLATION

- This type of Improvement is Permitted in this community and/or neighborhood

APPLICATION

- An Improvement Application is Required for this type of Improvement

MAINTENANCE

- Must be erected so as to provide a clean, professionally installed appearance, and all approvals are conditioned upon the duty of the property owner at all times to maintain the condition and appearance of the improvement, including replacement of damaged, broken, or missing parts
- If replacement or repair causes a variance in material, color, or appearance to the originally approved improvement, the variance must comply with the restrictions current at the time the replacement or repair is made. All other variances caused by replacement or repair require approval obtained through the Application review process

LOCATION

- Side-Entry Garage Homes - Must be installed and used in front of the forward most plane of the home with the backboard parallel to the street
- Front-Entry Garage Homes - Must be installed immediately adjacent the driveway in such a way to contain play to the lot. Backboard must be perpendicular to the street

MATERIAL & COLOR

- Backboard is to be clear in color, and a maximum length of 5 ft
- The pole is permitted to be black in color
- Netting may not be metal

SIZE

- Backboard is to be a maximum length of 5 ft

EMBELLISHMENT

- No lighting is permitted to be attached to the Basketball Goal
- Any attached or detached accessories, e.g. safety net, are required to be stored when the Basketball Goal is not actively being used

IMAGE

- For examples of placement of the Basketball Goal on the lot, review "Exhibit X"
- For an illustration of the Forward Most Plane of the Home, review "Exhibit H"

Basketball Goal - Portable

DEFINITION

- Includes a base, backboard, and pole which is not installed in the ground; regardless if temporarily or permanently attached to the home, standalone backboards are not permitted

INSTALLATION

- This type of Improvement is Restricted (Not Permitted) in this community and/or neighborhood

Deck

DEFINITION

- Framed wood (or similar material) which is built above grade, without a roof, and adjoins the existing home

INSTALLATION

- This type of Improvement is Permitted in this community and/or neighborhood

APPLICATION

- An Improvement Application is Required for this type of Improvement

MAINTENANCE

- Must be erected so as to provide a clean, professionally installed appearance, and all approvals are conditioned upon the duty of the property owner at all times to maintain the condition and appearance of the Improvement, including replacement of damaged, broken, or missing parts
- If replacement or repair causes a variance in material, color, or appearance to the originally approved Improvement, the variance must comply with the restrictions current at the time the replacement or repair is made. All other variances caused by replacement or repair require approval obtained through the Application review process

LOCATION

- Must be located behind the rear corners of the home
- Must be placed outside of building setbacks as required by zoning setbacks and restricted easements

MATERIAL & COLOR

- Decking is permitted to be composite or wood; vinyl is not permitted
- Pressure treated wood must be sealed or stained, provided the stain is transparent or semi-transparent; hardwood must be treated or sealed
- If decking is wood, then the railing is permitted to be glass, bronze or black metal, or wood, provided the wooden railing is identical to the material and color of the wooden decking
- If decking is composite, then the railing is permitted to be glass, bronze or black metal, or composite, provided the composite railing is identical to the material and color of the composite decking
- Stairs, stair treads, and all built-ins (such as benches and planters) are to be the same material and color as the decking
- Posts are permitted to be wood, composite, or masonry; material and color of posts may differ from decking
- Posts are permitted to be wrapped in trim, provided the trim is either a natural wood color or the same color as the trim on the home
- Posts are permitted to include masonry detail, provided the masonry detail has the likeness in material and color of masonry details on the home

STORAGE

- If the underside of a deck is used for storage, then the deck is required to incorporate skirting, in order to obscure the view of adjacent properties and/or streets. However, if the required skirting would need to exceed a height of 5 ft above grade, then neither skirting nor storage is permitted for the underside of a deck
- Skirting is to be wood which is stained, painted, or sealed to match the color of the decking; a designated point of access (a gate or removable component) is required
- Skirting is permitted to be lattice or a style in which the skirting is installed in a singular direction (i.e. all boards are perpendicular to the ground)
- Corner lots using lattice style skirting are required to utilize landscaping along the side(s) of the deck/skirting, which is visible to the street(s)

IMAGE

Architectural Guidelines I Windcrest Farms

- For an illustration and example of Side Setback, Rear Corners of the Home, and Forward most Plane of the Home, review "Exhibit H"

Driveway Extension

DEFINITION

- An extension, modification, or addition to an existing driveway to allow for additional parking of residential vehicles.

INSTALLATION

- This type of Improvement is Permitted in this community and/or neighborhood

APPLICATION

- An Improvement Application is Required for this type of Improvement

MAINTENANCE

- Must be erected to provide a clean, professionally installed appearance, and all approvals are always conditioned upon the duty of the property owner to maintain the condition and appearance of the Improvement, including replacement of damaged, broken, or missing parts
- Must be compatible with the existing home in style, character, scale, size and the use of materials, colors, and details.

LOCATION

- Must be located at the front or side of the home and constructed on a natural grade.
- Must be located and designed to minimize visual and acoustical impact on neighboring properties.
- Must be in an area that does not create an adverse drainage impact on adjoining lots.
- Driveways shall only connect to the street where curb cuts have been provided. No curb cut extensions are permitted.

MATERIAL & COLOR

- Must be of same material, color, and detail which is consistent with the original driveway and overall image of the community.

Exterior Light - Accent Light

DEFINITION

- Lighting fixture installed for the purposes of decoration or to supplement originally installed exterior lighting

INSTALLATION

- This type of Improvement is Permitted in this community and/or neighborhood

APPLICATION

- An Improvement Application is Not Required for this type of Improvement
- If the Guideline does not require an Application for an Improvement to be installed, then the Improvement is only considered approved for installation if the Improvement adheres to all applicable restrictions and requirements of the approved Architectural Guidelines, Governing Documents, and local ordinance
- If the Improvement varies from the aforementioned directives, then the Improvement requires approval via the Application process. Homeowners are subject to the violation process/policy if a non-compliant Improvement is installed without approval

MAINTENANCE

- Must be erected so as to provide a clean, professionally installed appearance, and all approvals are conditioned upon the duty of the property owner at all times to maintain the condition and appearance of the Improvement, including replacement of damaged, broken, or missing parts
- If replacement or repair causes a variance in material, color, or appearance to the approved Improvement, the variance must comply with the restrictions current at the time the replacement or repair is made. All other variances caused by replacement or repair require approval obtained through the Application review process

LOCATION

- Permitted to be installed in the front, side, or rear yard, so long as placement or directional cast of the light does not cause glare or nuisance
- Not permitted to be installed on the exterior walls or roof of the home

MATERIAL & COLOR

- Lightbulbs should be natural or white in color at all times of the year; the wattage should not cause a glare or nuisance

Exterior Light - Coach Light

DEFINITION

- Lighting fixture installed on an exterior wall, typically located by a door

INSTALLATION

- This type of Improvement is Permitted in this community and/or neighborhood

APPLICATION

- An Improvement Application is Not Required for this type of Improvement
- If the Guideline does not require an Application for an Improvement to be installed, then the Improvement is only considered approved for installation if the Improvement adheres to all applicable restrictions and requirements of the approved Architectural Guidelines, Governing Documents, and local ordinance
- If the Improvement varies from the aforementioned directives, then the Improvement requires approval via the Application process. Homeowners are subject to the violation process/policy if a non-compliant Improvement is installed without approval

MAINTENANCE

- Must be erected so as to provide a clean, professionally installed appearance, and all approvals are conditioned upon the duty of the property owner at all times to maintain the condition and appearance of the Improvement, including replacement of damaged, broken, or missing parts
- If replacement or repair causes a variance in material, color, or appearance to the approved Improvement, the variance must comply with the restrictions current at the time the replacement or repair is made. All other variances caused by replacement or repair require approval obtained through the Application review process
- Fixture must match the height, style, color, dimensions, design, location, and material of the original Coach Light installed by the builder

LOCATION

- The light's directional cast should not create a glare or nuisance

MATERIAL & COLOR

- Lightbulbs should be natural or white in color at all times of the year; the wattage should not cause a glare or nuisance

Exterior Light - Yard Light

DEFINITION

- Consists of a lighting fixture mounted atop a post, which is installed in the front yard

INSTALLATION

- This type of Improvement is Permitted in this community and/or neighborhood

APPLICATION

- An Improvement Application is Not Required for this type of Improvement
- If the Guideline does not require an Application for an Improvement to be installed, then the Improvement is only considered approved for installation if the Improvement adheres to all applicable restrictions and requirements of the approved Architectural Guidelines, Governing Documents, and local ordinance
- If the Improvement varies from the aforementioned directives, then the Improvement requires approval via the Application process. Homeowners are subject to the violation process/policy if a non-compliant Improvement is installed without approval

MAINTENANCE

- Must be erected so as to provide a clean, professionally installed appearance, and all approvals are conditioned upon the duty of the property owner at all times to maintain the condition and appearance of the Improvement, including replacement of damaged, broken, or missing parts
- If replacement or repair causes a variance in material, color, or appearance to the approved Improvement, the variance must comply with the restrictions current at the time the replacement or repair is made. All other variances caused by replacement or repair require approval obtained through the Application review process
- Both the fixture and post must match the height, style, color, dimensions, design, location, and material of the original Yard Light installed by the builder

LOCATION

- The light's directional cast should not create a glare or nuisance

MATERIAL & COLOR

- Lightbulbs should be natural or white in color at all times of the year; the wattage should not cause a glare or nuisance
- Lights should remain on from dusk to dawn; to accomplish this, the use of photocells is encouraged

EMBELLISHMENT

- Décor is not permitted on or around the Yard Light
- Planters may not be hung from the Yard Light
- Landscaping (e.g. flowers) should not be installed around or permitted to grow on the Yard Light
- Any mulch installed around the Yard Light must match the mulch installed on the lot
- Decorative rock is discouraged, but if installed must be neutral colors, which are harmonious with colors of the home

Fence - Invisible

DEFINITION

- Any below ground barrier installed primarily for the containment of pets

INSTALLATION

- This type of Improvement is Permitted in this community and/or neighborhood

APPLICATION

- An Improvement Application is Not Required for this type of Improvement
- If the Guideline does not require an Application for an Improvement to be installed, then the Improvement is only considered approved for installation if the Improvement adheres to all applicable restrictions and requirements of the approved Architectural Guidelines, Governing Documents, and local ordinance
- If the Improvement varies from the aforementioned directives, then the Improvement requires approval via the Application process. Homeowners are subject to the violation process/policy if a non-compliant Improvement is installed without approval

MAINTENANCE

- Must be erected so as to provide a clean, professionally installed appearance, and all approvals are conditioned upon the duty of the property owner at all times to maintain the condition and appearance of the fence, including replacement of damaged, broken, or missing parts

LOCATION

- May not be installed in easements in such a way that would inhibit water flow/drainage, view, or access; easements most likely to be a concern for the installation of Invisible Fence include: landscape, ingress/egress, or shoreline
- Must be located within property lines
- Must be located no closer than 5 ft from any common sidewalk or public path/walkway

Fence - Privacy

DEFINITION

- Any above ground barrier with 80% opacity or greater designed to enclose or contain an area, shield/ block a view, or otherwise provide a visual barrier between properties

INSTALLATION

- This type of Improvement is Permitted in this community and/or neighborhood

APPLICATION

- An Improvement Application is Required for this type of Improvement

MAINTENANCE

- Must be erected so as to provide a clean, professionally installed appearance, and all approvals are conditioned upon the duty of the property owner at all times to maintain the condition and appearance of the fence, including replacement of damaged, broken, or missing parts
- If replacement or repair causes a variance in material, color, or appearance to the originally approved Improvement, the variance must comply with the restrictions current at the time the replacement or repair is made. All other variances caused by replacement or repair require approval obtained through the Application review process

LOCATION

- Must be installed behind the rear corners of the home and within the property lines. Placement of a fence on a property line constitutes the acknowledgement of the property owner that a fence on a neighboring property may be erected to "tie-in" to such fence so that duplicate, parallel fences on adjacent properties can be avoided
- May not be installed in easements in such a way that would inhibit water flow/drainage, view, or access; easements most likely to be a concern for installation of fences include: landscape, drainage, ingress/egress, or shoreline
- If the placement of an approved fence results in the creation of an area on a property owner's lot that cannot be accessed for maintenance purposes other than from an adjacent owner's property, a gate must be erected in such fence so that the property owner can maintain the entire lot without trespassing/entering upon such neighbor's property
- To be installed "beauty-side out," with all structural members located on the side of the fence visible from the enclosed part of the lot
- For Corner Lots, fences placed in side yards shall extend no closer to the street than the front building setback, regardless of how that side setback is measured by zoning on the non-front facing side of the lot. In other words, the side yard setback must equal the front yard setback for purposes of locating a fence
- Any lot that adjoins a lake/pond is subject to additional restrictions for an Improvement proposed to be installed within 10 ft of the lake/pond; Improvements, within the aforementioned 10 ft perimeter, are to be installed no higher than 4 ft above grade, so as not to impede sight visibility

MATERIAL & COLOR

- To be composed of wood, which is stained a natural wood color or sealed with a transparent sealer; no vinyl is permitted, and bamboo is only permitted to be used within a panel
- The permitted styles of fences are: Dog-Eared, "Good Neighbor," and Shadowbox

SIZE

- Privacy Fences are to be a height of 6 ft, exactly

IMAGE

- For examples of Privacy Fence styles, review "Exhibit W"
- For an illustration and example of Side Setback, Rear Corners of the Home, and Forward most Plane of the Home, review "Exhibit H"

Fence - Yard

DEFINITION

- Any above ground barrier with 50% open design intended to enclose or contain an area, shield/block a view, or otherwise provide a visual barrier between properties

INSTALLATION

- This type of Improvement is Permitted in this community and/or neighborhood

APPLICATION

- An Improvement Application is Required for this type of Improvement

MAINTENANCE

- Must be erected so as to provide a clean, professionally installed appearance, and all approvals are conditioned upon the duty of the property owner at all times to maintain the condition and appearance of the fence, including replacement of damaged, broken, or missing parts
- If replacement or repair causes a variance in material, color, or appearance to the originally approved improvement, the variance must comply with the restrictions current at the time the replacement or repair is made. All other variances caused by replacement or repair require approval obtained through the Application review process

LOCATION

- Must be installed behind the rear corners of the home and within the property lines. Placement of a fence on a property line constitutes the acknowledgement of the property owner that a fence on a neighboring property may be erected to "tie-in" to such fence so that duplicate, parallel fences on adjacent properties can be avoided
- May not be installed in easements in such a way that would inhibit water flow/drainage, view, or access; easements most likely to be a concern for installation of fences include: landscape, drainage, ingress/egress, or shoreline
- If the placement of an approved fence results in the creation of an area on the lot that cannot be accessed for maintenance purposes other than from an adjacent owner's property, a gate must be erected in such fence so the entire lot can be maintained without trespassing/entering upon a neighbor's property
- For Corner Lots, fences running with the side street shall extend no closer to said side street at any point past the home. In other words, the fence cannot extend past the building towards the side street.

MATERIAL & COLOR

- Yard Fences are to be composed of metal or wood
- Metal Yard Fences are to be either black or bronze; white, beige, or alternate colors are not permitted
- Metal Yard Fences are permitted to be classic, simple picket, or rail designs; ornate designs are prohibited
- Wood Yard Fences must be stained a natural wood color or sealed with a transparent sealer; color of the gate(s) is required to be the same color as the fence
- Wood Yard Fences are required to be in the style of Kentucky Board or Split Rail; style of the gate(s) is required to be in the same style as the fence
- To provide secure enclosure, non-reflective coated metal wire mesh is permitted as an integral part of a Wood Yard Fence

SIZE

- Fences are permitted to be a maximum height of 4 ft

IMAGE

- For examples of Yard Fence styles, review "Exhibit F" and "Exhibit Q"
- For an illustration and example of Side Setback, Rear Corners of the Home, and Forward most Plane of the Home, review "Exhibit H"

Fire Pit

DEFINITION

- A pit dug into the ground or a freestanding metal vessel, in which a contained outdoor fire is made

INSTALLATION

- This type of Improvement is Permitted in this community and/or neighborhood

APPLICATION

- An Improvement Application is Not Required for this type of Improvement
- If the Guideline does not require an Application for an Improvement to be installed, then the Improvement is only considered approved for installation if the Improvement adheres to all applicable restrictions and requirements of the approved Architectural Guidelines, Governing Documents, and local ordinance
- If the Improvement varies from the aforementioned directives, then the Improvement requires approval via the Application process. Homeowners are subject to the violation process/policy if a non-compliant Improvement is installed without approval

MAINTENANCE

- Must be erected so as to provide a clean, professionally installed appearance, and all approvals are conditioned upon the duty of the property owner at all times to maintain the conditions and appearance of the structure, including replacement of damaged, broken or missing parts thereof, and painting and staining as appropriate

LOCATION

- Must be installed behind the rear corners of the home
- May not be installed in such a way that would inhibit drainage pattern
- More restrictive local rules, building, "Open Burning" regulations, and fire codes shall supersede this Guideline

MATERIAL & COLOR

- Permitted to be masonry that is in likeness (material and color) of masonry details on the home
- Permitted to be metal, which is either dark bronze or black in color

Flag

DEFINITION

- A piece of fabric (most often rectangular or quadrilateral) with a distinctive design used as a symbol, signaling device, decoration, or means to convey a message or idea

INSTALLATION

- This type of Improvement is Permitted in this community and/or neighborhood

APPLICATION

- An Improvement Application is Not Required for this type of Improvement
- If the Guideline does not require an Application for an Improvement to be installed, then the Improvement is only considered approved for installation if the Improvement adheres to all applicable restrictions and requirements of the approved Architectural Guidelines, Governing Documents, and local ordinance
- If the Improvement varies from the aforementioned directives, then the Improvement requires approval via the Application process. Homeowners are subject to the violation process/policy if a non-compliant Improvement is installed without approval

MAINTENANCE

- Seasonal or holiday flags must comply with restrictions outlined in the Holiday Decoration Guideline

LOCATION

- The American Flag, state flag, and POW/MIA flag may be displayed on either a flag staff that is adjacent an exterior door or a flag pole that is installed within property lines; please reference federal and/or state requirements regarding the use and display of the aforementioned flags. The Builder and Developer is permitted to display a company flag, instead of or in addition to, the aforementioned flags
- Flags (excluding the American flag, state flag, and POW/MIA flag) must be displayed adjacent exterior doors using a flag staff that is properly affixed to the home; flag poles are not permitted to display flags (excluding the American flag, state flag, and POW/MIA flag)

SIZE

- Maximum dimensions permitted are 2 ft x 3 ft (excluding the American flag, state flag, and POW/MIA flag)

Garden

DEFINITION

- A piece of ground used for growing fruit and/or vegetables. No Garden may be planted, maintained, or harvested for commercial purposes

INSTALLATION

- This type of Improvement is Permitted in this community and/or neighborhood

APPLICATION

- An Improvement Application is Required for this type of Improvement

MAINTENANCE

- During the active planting and growing season(s) for the plant type(s) located in the Garden by the owner/occupant, the garden shall be and remain properly maintained and weeded to prevent growth of all plant materials outside of or over the boundary of the Garden. During any season that there is no active growth of plants purposefully planted by the property owner/occupant in the Garden, the Garden shall be maintained in a weed-free condition
- With the exception of occasional weather-dependent day-to-day demands for frost protection of intentionally planted plants, no Garden shall be 'blanketed' or otherwise covered with tarps or similar items
- If the Garden must have a solid structural boundary (for example but not by way of limitation, landscape timbers), the maximum height permitted is 1.5 ft. Fencing using plastic or coated wire mesh (chain link or chicken wire is not permitted) may be incorporated into the boundary, provided it does not exceed the height of the boundary

LOCATION

- Required to be installed in the rear yard at a minimum of 5 ft from any property line
- For Corner Lots, the Improvement is permitted to be no closer than the building setback on any side of the lot facing any side street

MATERIAL & COLOR

- The Garden is permitted to be installed in a rectangular shape

SIZE

- Maximum dimensions permitted are 16 ft x 8 ft

IMAGE

- For an illustration and example of Side Setback, Rear Corners of the Home, and Forward most Plane of the Home, review "Exhibit H"

Gazebo

DEFINITION

- A free-standing roofed structure with sides that are at least 50% open/transparent

INSTALLATION

- This type of Improvement is Permitted in this community and/or neighborhood

APPLICATION

- An Improvement Application is Required for this type of Improvement

MAINTENANCE

- Must be erected so as to provide a clean, professionally installed appearance, and all approvals are conditioned upon the duty of the property owner at all times to maintain the conditions and appearance of the structure, including replacement of damaged, broken or missing parts thereof, and painting and staining as appropriate

LOCATION

- Must be installed behind the rear corners of the home
- May not be installed in such a way that would inhibit drainage pattern
- For Corner Lots, Improvement may be placed no closer to the street than the front building setback, regardless of how the setback is measured by zoning on the non-front facing side of the lot, i.e. the side yard setback must equal the front yard setback for purposes of locating the structure
- Any lot that adjoins a lake/pond is subject to additional restrictions for an Improvement proposed to be installed within 10 ft of the lake/pond; Improvements, within the aforementioned 10 ft perimeter, are to be installed no higher than 4 ft above grade, so as not to impede sight visibility

MATERIAL & COLOR

- A roof which is flat or a mono-pitch style is prohibited
- The roof is permitted to be metal, which is either dark bronze or black in color
- The roof is permitted to be wood that is stained a natural wood color
- Wooden roofs are not required to be shingled
- If the roof is shingled, then the roof shingles may be shaker or asphalt. Shaker must either be stained the same color as the other wooden elements of the gazebo or a close color match to the color of the home's roof. Asphalt must be a close color match to the existing home's roof
- Each wall of structure must be at least 50% open or transparent
- Posts are permitted to be metal, which is either dark bronze or black in color
- Posts are permitted to be wood that is stained a natural wood color

SIZE

- The tallest most point of the structure must be no higher than 14 ft above grade

IMAGE

- For an illustration and example of Side Setback, Rear Corners of the Home, and Forward most Plane of the Home, review "Exhibit H"

Grill - Permanent

DEFINITION

- An outdoor cooking device using fuels such as natural gas, propane, charcoal, or electric which is constructed as part of a permanent improvement including, but not limited to, a wall, bar, or outdoor living area enclosure

INSTALLATION

- This type of Improvement is Permitted in this community and/or neighborhood

APPLICATION

- An Improvement Application is Required for this type of Improvement

MAINTENANCE

- Must be erected so as to provide a clean, professionally installed appearance, and all approvals are conditioned upon the duty of the property owner at all times to maintain the condition and appearance of the grill, including replacement of damaged, broken, or missing parts
- If replacement or repair causes a variance in material, color, or appearance to the originally approved grill, the variance must comply with the restrictions current at the time the replacement or repair is made. All other variances caused by replacement or repair require approval obtained through the Application review process

LOCATION

- Must be located behind the rear corners of the home
- Must be placed outside of building setbacks as required by zoning setbacks and restricted easements
- Not permitted to be attached to the home
- To be installed in compliance with local rules, building, and fire codes; local rules, building, and fire codes shall supersede these guidelines

MATERIAL & COLOR

- Masonry must be of similar type, style, and color of any masonry used on the existing home

Grill - Portable

DEFINITION

- An outdoor cooking device using fuels such as natural gas, propane, charcoal, or electric which is not permanently attached to a structure and use is domestic cooking on a deck, patio, or other outdoor living area

INSTALLATION

- This type of Improvement is Permitted in this community and/or neighborhood

APPLICATION

- An Improvement Application is Not Required for this type of Improvement
- If the Guideline does not require an Application for an Improvement to be installed, then the Improvement is only considered approved for installation if the Improvement adheres to all applicable restrictions and requirements of the approved Architectural Guidelines, Governing Documents, and local ordinance
- If the Improvement varies from the aforementioned directives, then the Improvement requires approval via the Application process. Homeowners are subject to the violation process/policy if a non-compliant Improvement is installed without approval

LOCATION

- Permitted on decks, patios, and other outdoor living areas
- Not permitted on driveways, unimproved areas, front porch, sidewalks, or entry stoops
- Commercial grills mounted on wheels or trailers may only be used in rear yards

STORAGE

- Shall be covered by a fitted grill cover when not in use
- Commercial grills mounted on wheels or trailers must be stored inside a garage or other permitted storage structure when not in use

Holiday and Seasonal Decoration

DEFINITION

- Adornment or ornament that is added to the exterior of a home or lot for a limited time in accordance with a holiday

INSTALLATION

- This type of Improvement is Permitted in this community and/or neighborhood

APPLICATION

- An Improvement Application is Not Required for this type of Improvement
- If the Guideline does not require an Application for an Improvement to be installed, then the Improvement is only considered approved for installation if the Improvement adheres to all applicable restrictions and requirements of the approved Architectural Guidelines, Governing Documents, and local ordinance
- If the Improvement varies from the aforementioned directives, then the Improvement requires approval via the Application process. Homeowners are subject to the violation process/policy if a non-compliant Improvement is installed without approval

MAINTENANCE

- Kept to a minimum so as to maintain visual appeal throughout the neighborhood
- Winter holiday decorations may be displayed during the period commencing no earlier than the day after Thanksgiving and no later than February 1
- All other holiday decorations may be displayed during the period commencing ten (10) days prior to the day of the holiday and ending ten (10) days after the holiday
- Holiday decorations that produce special effects, such as lights, sounds, and movements, are permitted for use during the hours of 9:00am-10:00pm.

LOCATION

- To be located within property lines; may not be placed on Association owned property
- Placement is not to impede or obstruct view for pedestrians and drivers

MATERIAL & COLOR

- Outdoor lights shall be designed for outdoor use; both placement and wattage should not create glare or nuisance

SIZE

- Inflatable style decorations are limited to 6ft x 6ft in size and a quantity of (2) per home

Home Exterior (Color)

DEFINITION

- The exterior of a home, including, but not limited to: roof, front/side/garage door, siding, masonry detail, trim, and shutters

INSTALLATION

- This type of Improvement is Permitted in this community and/or neighborhood

APPLICATION

- An Improvement Application is Required for this type of Improvement

MAINTENANCE

- Routine maintenance or "touch up" of existing paint and stain colors is permitted without an Improvement Application, if the exact color, sheen, and opacity is used
- Replacement or repair of the existing exterior, e.g. replacing shingles on the roof, is permitted without an Improvement Application, so long as there is no variance in material, color, or style to the originally installed exterior

MATERIAL & COLOR

- Paint samples must accompany any Improvement Application for either part (e.g. front door) or all of the exterior (e.g. siding). A key for the paint samples must also be provided; the key should identify the color change area, and its corresponding paint sample
- There is not an approved paint and stain color list. Evaluation criteria for exterior color selection approval includes, but is not limited to: (a) Reasonably conforms and harmonizes with surroundings (b) Excessively bright colors not normally used on home exteriors are not permitted (c) Proposed colors must align with Fischer Homemix Guidelines for the respective home collection

IMAGE

- All Home Exterior Improvement Applications require the homeowner to submit a picture of the home's exterior(s), which is facing (visible) from the street(s)
- Except for front door Home Exterior Improvement Applications, the homeowner is also required to submit a picture of the home exteriors (which are facing / visible from the street) of their 1-3 neighbors, which are on either side and across from their home

Home Security Devices

DEFINITION

- Devices installed on exterior surfaces of a home for purposes of detecting and preventing crime. Examples: doorbell cameras, door/window bars, alarm systems, lighting, motion detectors, and security camera systems.

INSTALLATION

- This type of Improvement is Permitted in this community and/or neighborhood

APPLICATION

- An Improvement Application is Not Required for this type of Improvement
- If the Guideline does not require an Application for an Improvement to be installed, then the Improvement is only considered approved for installation if the Improvement adheres to all applicable restrictions and requirements of the approved Architectural Guidelines, Governing Documents, and local ordinance
- If the Improvement varies from the aforementioned directives, then the Improvement requires approval via the Application process. Homeowners are subject to the violation process/policy if a non-compliant Improvement is installed without approval

MAINTENANCE

- Must be erected to provide a clean, professionally installed appearance, and all approvals are always conditioned upon the duty of the property owner to maintain the condition and appearance of the Improvement, including replacement of damaged, broken, or missing parts
- Must be compatible with the existing home in style, character, scale, size and the use of materials, colors, and details.

LOCATION

- Must be attached to the main structure of the house and are not permitted to be installed on railings, fences, accessory structures, landscaping beds or in trees
- Cameras shall be focused on the owners' property, adjacent common areas, and/or adjacent streets.
- Cameras shall not be focused on adjacent neighbors' homes or property.
- Cameras, housings, conduit, and related exterior elements are to be unobtrusive and located where not readily visible.

MATERIAL & COLOR

- All security cameras and alarms should be manufactured for residential use. Commercial equipment is prohibited.
- All wires must be securely fastened and hidden from view, painted, or covered with a conduit designed for this purpose, in a color to match the surface to which they are attached

SIZE

- The scale and design must be architecturally compatible with the home and surrounding homes.

Hot Tub

DEFINITION

- A large container full of heated, aerated water in which more than one person can sit, typically used for recreation or physical therapy

INSTALLATION

- This type of Improvement is Permitted in this community and/or neighborhood

APPLICATION

- An Improvement Application is Required for this type of Improvement

MAINTENANCE

- Must be erected so as to provide a clean, professionally installed appearance, and all approvals are conditioned upon the duty of the property owner at all times to maintain the conditions and appearance of the structure, including replacement of damaged, broken or missing parts thereof, and painting and staining as appropriate

LOCATION

- Must be placed behind the rear corners of the home and situated so as to limit visibility from the street and adjoining neighbors

MATERIAL & COLOR

- Cabinet may be composed of composite or wood; no vinyl is permitted
- The permitted colors for the cabinet of the Hot Tub include earth tones and the house's trim

STORAGE

- The Hot Tub is permitted to be in use all year
- Cover required when hot tub is not actively in use; the cover is to be a neutral, solid color
- A drained or winterized Hot Tub must be covered and kept clear of trash, debris, and/or plant material

Landscaping

DEFINITION

- Improvement of the architectural aesthetic appearance and/or hardscape features with the addition of vegetation, floral plants, trees, and/or shrubs

INSTALLATION

- This type of Improvement is Permitted in this community and/or neighborhood

APPLICATION

- An Improvement Application is Required for this type of Improvement

MAINTENANCE

- If the replacement is identical to the original plant, tree, shrub, etc., no Improvement Application is required

LOCATION

- May not be installed in easements in such a way that would inhibit drainage patterns
- To be planted with consideration for neighboring properties and within property lines with no plant material extending beyond the lot; location should be chosen with the consideration for the plant's size once it has matured
- Any alteration or removal of landscaping may not violate local or Association requirements (e.g. Street Trees or minimum number of trees on each lot)
- For reason of safety, landscaping may not be installed in such a way that obscures the view of the address displayed on the home's exterior
- Any lot that adjoins a lake/pond is subject to additional restrictions for an Improvement proposed to be installed within 10 ft of the lake/pond; Improvements, within the aforementioned 10 ft perimeter, are to be installed no higher than 4 ft above grade, so as not to impede sight visibility

MATERIAL & COLOR

- Landscaping selections are encouraged to be an identical or similar match to the landscaping that was originally or currently installed in individual lots and/or common area

SIZE

- Plant material should relate to the scale and character of the land and home

IMAGE

- For an example of A/C Unit Screening, review "Exhibit A"
- For an illustration of Front, Rear, and Side Yards, review "Exhibit Y"

Mailbox - Dual

DEFINITION

- Composed of a wooden post installed into the ground to support two boxes serving two separate homes, and occasionally, separate, smaller boxes for newspaper delivery

INSTALLATION

- This type of Improvement is Restricted (Not Permitted) in this community and/or neighborhood

Mailbox - Single

DEFINITION

- Composed of a wooden post installed into the ground to support a single box and occasionally, a separate, smaller box for newspaper delivery

INSTALLATION

- This type of Improvement is Restricted (Not Permitted) in this community and/or neighborhood

Patio

DEFINITION

- Any paved outdoor area adjoining a home with no roof

INSTALLATION

- This type of Improvement is Permitted in this community and/or neighborhood

APPLICATION

- An Improvement Application is Required for this type of Improvement

MAINTENANCE

- Must be erected so as to provide a clean, professionally installed appearance, and all approvals are conditioned upon the duty of the property owner at all times to maintain the conditions and appearance of the structure, including replacement of damaged, broken or missing parts thereof, and painting and staining as appropriate

LOCATION

- Must be located in the rear yard within the property lines and comply with all jurisdictional setbacks
- May not be installed in such a way which would impede the drainage
- For Corner Lots, Improvement may be placed no closer to the street than the front building setback, regardless of how the setback is measured by zoning on the non-front facing side of the lot. In other words, the side yard setback must equal the front yard setback for purposes of locating the patio

MATERIAL & COLOR

- Natural, stained, or stamped concrete is permitted in colors complementary to the existing home
- Brick pavers which closely match the brick on the existing home is permitted; if no brick is used on the exterior of the existing home, brick is permitted in colors complementary to the existing home
- Stone which closely matches the stone on the existing home is permitted; if no stone is used on the exterior of the existing home, stone is permitted in colors complementary to the existing home
- Supplementary lighting is permitted to be installed for the illumination of the patio area, so long as the location and lumens shall not be a nuisance to the neighboring homes

SIZE

- No size restrictions other than cited by local ordinance, e.g. impervious surface regulations

IMAGE

- For an illustration and example of Side Setback, Rear Corners of the Home, and Forward most Plane of the Home, review "Exhibit H"

Pergola

DEFINITION

- A structure, which is either attached to the home or free-standing, consisting of parallel columns supporting an open roof of cross rafters

INSTALLATION

- This type of Improvement is Permitted in this community and/or neighborhood

APPLICATION

- An Improvement Application is Required for this type of Improvement

MAINTENANCE

- Must be erected so as to provide a clean, professionally installed appearance, and all approvals are conditioned upon the duty of the property owner at all times to maintain the conditions and appearance of the structure, including replacement of damaged, broken or missing parts thereof, and painting and staining as appropriate

LOCATION

- Must be installed behind the rear corners of the home
- May not be installed in such a way that would inhibit drainage pattern
- For Corner Lots, may be placed no closer to the street than the front building setback, regardless of how the setback is measured by zoning on the non-front facing side of the lot. In other words, the side yard setback must equal the front yard setback for purposes of locating the pergola

MATERIAL & COLOR

- Permitted to be wood, which is stained a natural wood color

SIZE

- The tallest most point of the structure must be no higher than 12 ft above grade

IMAGE

- For an illustration and example of Side Setback, Rear Corners of the Home, and Forward most Plane of the Home, review "Exhibit H"

Playset

DEFINITION

- A structure erected outside for children to play on and around

INSTALLATION

- This type of Improvement is Permitted in this community and/or neighborhood

APPLICATION

- An Improvement Application is Not Required for this type of Improvement
- If the Guideline does not require an Application for an Improvement to be installed, then the Improvement is only considered approved for installation if the Improvement adheres to all applicable restrictions and requirements of the approved Architectural Guidelines, Governing Documents, and local ordinance
- If the Improvement varies from the aforementioned directives, then the Improvement requires approval via the Application process. Homeowners are subject to the violation process/policy if a non-compliant Improvement is installed without approval

MAINTENANCE

- Must be erected so as to provide a clean, professionally installed appearance, and all approvals are conditioned upon the duty of the property owner at all times to maintain the conditions and appearance of the structure, including replacement of damaged, broken or missing parts thereof, and painting and staining as appropriate

LOCATION

- May only be erected in rear yard ensuring the structure is placed no closer to the street than the rear of the home. Structure may not be placed in a side yard
- Placed on the lot with intention as to minimize visibility from the street
- Any lot that adjoins a lake/pond is subject to additional restrictions for an Improvement proposed to be installed within 10 ft of the lake/pond; Improvements, within the aforementioned 10 ft perimeter, are to be installed no higher than 4 ft above grade, so as not to impede sight visibility

MATERIAL & COLOR

- Structure must be constructed of wood, engineered/composite vinyl, or plastic designed to look like wood. Majority of frame cannot be metal.
- Wood playsets are to be clear-coated, stained a natural wood tone to prevent the natural graying of the wood, or painted to match the primary color(s) of the home on the lot
- Any solid roof structure must be shingled to match the house on the lot; no uncovered plywood roofs or similar coverings are permitted

SIZE

- Limited in size to a maximum height of 12 ft above the ground, including a roof or others structural and/or decorative portions thereof
- Maximum surface area/footprint of playset is to be 10 ft x 15 ft

STORAGE

- Cannot be used for any type of habitation or storage

IMAGE

- For an illustration of Front, Rear, and Side Yards, review "Exhibit Y"

Pool - Above Ground

DEFINITION

- Above ground artificial, permanent construction filled (or capable of being filled) with water to a depth of 2.5 or more ft at any point therein, and used (or designed to be used) for swimming or recreational bathing

INSTALLATION

- This type of Improvement is Restricted (Not Permitted) in this community and/or neighborhood

Pool - In Ground

DEFINITION

- Artificial, permanent construction filled (or capable of being filled) with water to a depth of 2.5 or more ft at any point therein, and used (or designed to be used) for swimming or recreational bathing

INSTALLATION

- This type of Improvement is Permitted in this community and/or neighborhood

APPLICATION

- An Improvement Application is Required for this type of Improvement

MAINTENANCE

- Must be erected so as to provide a clean, professionally installed appearance, and all approvals are conditioned upon the duty of the property owner at all times to maintain the conditions and appearance of the structure, including replacement of damaged, broken or missing parts thereof, and painting and staining as appropriate

LOCATION

- Required to be installed behind of the rear corner of the home and outside of building setbacks and easements, in accordance with applicable zoning codes
- Landscaping is encouraged in order to create a buffer and is required for pools installed with close proximity to neighbors
- Pump equipment cannot be visible to neighbor or street (see Screening/Partition Guideline)
- Safety and ambient light sources are required to be directed in such a way to prevent glare and nuisance
- For Corner Lots, Improvement shall extend no closer to the street than the front building setback, regardless of how that setback is measured by zoning on the non-front facing side of the lot. In other words, the side yard setback must equal the front yard setback for purposes of locating a pool

MATERIAL & COLOR

- Lining/plaster is encouraged to be solid colors and multi-color designs are discouraged
- The cover is permitted to be a solid color, but patterns of any shade are disallowed
- Diving board and slides are permitted to be white or blue
- Decking is required to be an earth tone (gray and brown) composed of pavers, stone, or brushed/patterned concrete
- Rock formations, waterfalls, and vertical elements are to be in earth tones (gray and brown)
- Retaining walls, when required as part of the pool/deck design, should be an earth tone (gray and brown) and complimentary to the deck color

SIZE

- Slides, rock formations, waterfalls, and vertical elements are required to be less than 6 ft in height

STORAGE

- A cover is required to be used during off season
- Pool furniture required to be stored out of sight during off season

IMAGE

- For an illustration and example of Side Setback, Rear Corners of the Home, and Forward most Plane of the Home, review "Exhibit H"

Pool - Wading

DEFINITION

- Artificial, portable construction filled (or capable of being filled) with water at any point therein to a depth of more than 1 ft and less than 2.5 ft, and used (or designed to be used) for wading, swimming, or other aquatic recreation

INSTALLATION

- This type of Improvement is Permitted in this community and/or neighborhood

APPLICATION

- An Improvement Application is Not Required for this type of Improvement
- If the Guideline does not require an Application for an Improvement to be installed, then the Improvement is only considered approved for installation if the Improvement adheres to all applicable restrictions and requirements of the approved Architectural Guidelines, Governing Documents, and local ordinance
- If the Improvement varies from the aforementioned directives, then the Improvement requires approval via the Application process. Homeowners are subject to the violation process/policy if a non-compliant Improvement is installed without approval

MAINTENANCE

- Must be erected so as to provide a clean, professionally installed appearance, and all approvals are conditioned upon the duty of the property owner at all times to maintain the conditions and appearance of the structure, including replacement of damaged, broken or missing parts thereof, and painting and staining as appropriate

LOCATION

- Can be placed on any flat portion of the lot within property lines

STORAGE

- Must be stored out of sight when not in use

Satellite Dish (Antenna)

DEFINITION

- An electrical device which converts electric power into radio waves, and vice versa. An antenna is connected to a receiver or transmitter to facilitate electronic communication. An antenna may take the form of a wire, receiving dish, metal rod, or similar apparatus

INSTALLATION

- This type of Improvement is Permitted in this community and/or neighborhood

APPLICATION

- An Improvement Application is Not Required for this type of Improvement
- If the Guideline does not require an Application for an Improvement to be installed, then the Improvement is only considered approved for installation if the Improvement adheres to all applicable restrictions and requirements of the approved Architectural Guidelines, Governing Documents, and local ordinance
- If the Improvement varies from the aforementioned directives, then the Improvement requires approval via the Application process. Homeowners are subject to the violation process/policy if a non-compliant Improvement is installed without approval

MAINTENANCE

- Must be erected so as to provide a clean, professionally installed appearance, and all approvals are conditioned upon the duty of the property owner at all times to maintain the conditions and appearance of the structure, including replacement of damaged, broken or missing parts thereof, and painting and staining as appropriate

LOCATION

- Placement is permitted anywhere on the lot provided the antenna is not visible from any street if such placement does not prevent reception of an acceptable quality signal or impose unreasonable expense or delay
- Installation must comply with all safety and fire codes
- No antenna may extend 12 ft above the roofline

MATERIAL & COLOR

- Where placement is fixed to the ground, screening is required; utilization of landscaping for such screening is preferred
- Color is to be neutral or close match to house trim

Screened Porch

DEFINITION

- A roofed structure (with or without partial walls) attached to the rear of a home, consisting of a screened enclosure making it open to the elements.

INSTALLATION

- This type of Improvement is Permitted in this community and/or neighborhood

APPLICATION

- An Improvement Application is Required for this type of Improvement

MAINTENANCE

- Must be erected to provide a clean, professionally installed appearance, and all approvals are always conditioned upon the duty of the property owner to maintain the condition and appearance of the Improvement, including replacement of damaged, broken, or missing parts
- Must be compatible with the existing home in style, character, scale, size and the use of materials, colors, and details.

LOCATION

- The only permitted location is at the rear of the home and cannot extend beyond the rear corner of the home.
- Screened Porches must be attached directly to the home; freestanding structures are prohibited.
- The design and location must consider any adverse impact on neighboring properties, including changes in grade or drainage. Any adverse effects to the neighboring properties shall be the responsibility of the Owner to correct.
- Where more substantial porches/screened porches are to be constructed on upper-level decks, special attention must be given to the size and scale of the porch to visually integrate the porch with both the house and the ground.

MATERIAL & COLOR

- Screened windows and doors must be consistent with the exterior screened structure and be compatible in color and style with those used in the applicant's house and are to be in a manner which relates well to the location of exterior openings in the existing house.
- Roof pitches must match or be compatible with the roof slope on the applicant's existing house. Roof materials must match that of the existing house; siding must match existing siding in color, material, size, and style.

SIZE

- The size and location of the porch are to be appropriate to the existing home and space available on the property.

Screening - A/C Unit

DEFINITION

- Landscaping installed for the purpose of visually screening the air conditioning unit from the street, adjacent property or public area

INSTALLATION

- This type of Improvement is Permitted in this community and/or neighborhood

APPLICATION

- An Improvement Application is Required for this type of Improvement

MAINTENANCE

- Landscape screening must be kept and visually maintained in appropriate presentation and all damaged and/or dead vegetation must be replaced immediately with plantings of similar style and size

LOCATION

- Placed directly adjacent to the existing A/C unit(s)
- Must be located within the property owner's property
- Cannot be placed in swales or impede drainage in any way

MATERIAL & COLOR

- Landscape screening is permitted to be Evergreen shrubs which are 1.5 - 2 ft at installation spaced at 4 - 5 ft with mature height to completely screen the A/C unit. Full landscape beds are required to be mulched

IMAGE

- For an example of A/C Unit Screening, review Exhibit A

Screening - Partition

DEFINITION

- A structure which creates visual and/or physical separation between use areas without fully enclosing an area. Additions or modifications to an approved Screen/Partition improvement which result in the full enclosure of an area will cause such approval to lapse, and the Improvement will be deemed part of a Fence, subject to applicable Fence standards and limitations. Plants grown for the purpose or having the effect of providing such visual or physical separation are typically not considered screening for purposes hereof, but may be considered screening if required or specified in other Guidelines

INSTALLATION

- This type of Improvement is Permitted in this community and/or neighborhood

APPLICATION

- An Improvement Application is Not Required for this type of Improvement
- If the Guideline does not require an Application for an Improvement to be installed, then the Improvement is only considered approved for installation if the Improvement adheres to all applicable restrictions and requirements of the approved Architectural Guidelines, Governing Documents, and local ordinance
- If the Improvement varies from the aforementioned directives, then the Improvement requires approval via the Application process. Homeowners are subject to the violation process/policy if a non-compliant Improvement is installed without approval

MAINTENANCE

- Must be erected so as to provide a clean, professionally installed appearance, and all approvals are conditioned upon the duty of the property owner at all times to maintain the conditions and appearance of the structure, including replacement of damaged, broken or missing parts thereof, and painting and staining as appropriate
- Landscape screening must be kept and visually maintained in appropriate presentation and all damaged and/or dead vegetation must be replaced immediately with plantings of similar style and size

LOCATION

- Immediately adjacent to home or other approved structure
- Privacy Screening (screening taller than 2 ft or more than 50% opaque) may only be erected behind the rear corners of the home
- At maximum, Screening (landscape or partition) is permitted to extend along two sides of the area to be screened
- Any lot that adjoins a lake/pond is subject to additional restrictions for an Improvement proposed to be installed within 10 ft of the lake/pond; Improvements, within the aforementioned 10 ft perimeter, are to be installed no higher than 4 ft above grade, so as not to impede sight visibility

MATERIAL & COLOR

- Hardscape Screening (Partition) is permitted to be made of wood; vinyl is not permitted
- Hardscape Screening (Partition) must be stained a natural wood color, sealed with a transparent sealer, or painted to match the primary (or trim) color of the home

SIZE

- Screening is permitted to be a maximum total of 24 linear ft
- Any given side of the Screening is permitted to be a maximum of 16 linear ft
- At maximum, Screening (landscape or partition) is permitted to extend along two sides of the area to be screened
- Maximum height of any Screening shall be 6 ft

IMAGE

- For an illustration and example of Side Setback, Rear Corners of the Home, and Forward most Plane of the Home, review "Exhibit H"

Screening - Trash Container

DEFINITION

- A free-standing structure (screen) or landscaping installed solely for the purpose of obscuring the view of trash containers which are stored outside of the garage

INSTALLATION

- This type of Improvement is Permitted in this community and/or neighborhood

APPLICATION

- An Improvement Application is Required for this type of Improvement

MAINTENANCE

- Must be erected so as to provide a clean, professionally installed appearance, and all approvals are conditioned upon the duty of the property owner at all times to maintain the conditions and appearance of the structure, including replacement of damaged, broken or missing parts thereof, and painting and staining as appropriate
- Landscape screening must be kept and visually maintained in appropriate presentation and all damaged and/or dead vegetation must be replaced immediately with plantings of similar style and size

LOCATION

- Minimum of 2 ft behind the forward most plane of the home and immediately adjacent to the home
- Cannot be located in swales or impede drainage in any way
- Screen/free-standing structure must be positioned so that vertical posts are plumb (i.e. cannot slope with the natural grade)
- For Corner Lots, Trash Container screening is to be placed in the side yard nearest the neighboring lot; not permitted to be placed in the side yard nearest the side street

MATERIAL & COLOR

- Landscape screening is permitted to be Evergreen shrubs, which are a height of 1.5 - 2 ft at installation; any landscape beds installed surrounding the shrubs are required to be mulched, provided the mulch is identical to the mulch of existing landscape beds
- Screen/free-standing structure requires both a front and a side panel to conceal the trash container(s)
- Screen/free-standing structure is permitted to be wood which is stained a natural wood color, sealed with a transparent sealer, or painted to match the primary/trim color of the home; vinyl (of any color) is not permitted

SIZE

- Screen/free-standing structure is permitted to be a maximum of 4 ft in height and a maximum of 4 linear ft for any given side
- Landscape screening is to be installed at a height of 1.5 - 2 ft and must be 4 - 5 ft or greater at full maturity

IMAGE

- For an illustration and example of Side Setback, Rear Corners of the Home, and Forward most Plane of the Home, review "Exhibit H"

Sign - Permanent

DEFINITION

- A sign permanently affixed or attached to the ground or a structure which cannot be removed without special handling

INSTALLATION

- This type of Improvement is Permitted in this community and/or neighborhood

APPLICATION

- An Improvement Application is Not Required for this type of Improvement
- If the Guideline does not require an Application for an Improvement to be installed, then the Improvement is only considered approved for installation if the Improvement adheres to all applicable restrictions and requirements of the approved Architectural Guidelines, Governing Documents, and local ordinance
- If the Improvement varies from the aforementioned directives, then the Improvement requires approval via the Application process. Homeowners are subject to the violation process/policy if a non-compliant Improvement is installed without approval

MAINTENANCE

- Must be erected so as to provide a clean, professionally installed appearance, and all approvals are conditioned upon the duty of the property owner at all times to maintain the condition and appearance of the Improvement, including replacement of damaged, broken, or missing parts
- Signs which include illumination or motion and any type of banner are prohibited

LOCATION

- To be located within property lines; may not be placed on Association owned property
- All signs are to comply with zoning pertaining to location, size, and type
- Safety and home business signs are permitted to be placed a) in a mulch bed located in front of the home or b) behind the rear corners of the home; may not be placed in a side yard

MATERIAL & COLOR

- Permitted types include: house numbers (individual numbers or plaque), home business, and safety signs (examples of safety signs: pool, alarm, and underground fencing)
- House number plaques are permitted to be a total of two tones, which are harmonious with the colors of the home; individual house numbers are required to be black
- If house numbers (either individual or plaque) are installed by the Builder, replacements by the homeowner are to be an identical match to the original, Builder installed house numbers
- Each home is limited to displaying two Permanent Signs at any given time

SIZE

- House numbers composed of individual numbers require to be within a height range of 3 - 4 inches
- House number plaques are to be 9.5 inches x 15 inches
- Safety or home business signs may not exceed 8.5 inches x 11 inches

IMAGE

- For an illustration of the Front, Side, and Rear Yard, review "Exhibit Y"
- For an illustration and example of Side Setback, Rear Corners of the Home, and Forward most Plane of the Home, review "Exhibit H"

Sign - Temporary

DEFINITION

- Movable sign that is not attached to a structure or ground and is only displayed for a limited amount of time

INSTALLATION

- This type of Improvement is Permitted in this community and/or neighborhood

APPLICATION

- An Improvement Application is Not Required for this type of Improvement
- If the Guideline does not require an Application for an Improvement to be installed, then the Improvement is only considered approved for installation if the Improvement adheres to all applicable restrictions and requirements of the approved Architectural Guidelines, Governing Documents, and local ordinance
- If the Improvement varies from the aforementioned directives, then the Improvement requires approval via the Application process. Homeowners are subject to the violation process/policy if a non-compliant Improvement is installed without approval

MAINTENANCE

- Must be erected so as to provide a clean, professionally installed appearance, and all approvals are conditioned upon the duty of the property owner at all times to maintain the condition and appearance of the Improvement, including replacement of damaged, broken, or missing parts
- Political signs are to be displayed no earlier than 30 calendar days prior to an election and no later than 14 calendar days following an election
- Non-political signs are permitted for no more than 14 days

LOCATION

- To be located within property lines; may not be placed on Association owned property
- All signs are to comply with zoning pertaining to location, size, and type

MATERIAL & COLOR

- The following types are permitted: For Sale, For Rent, political content, personal message, e.g. Go Team
- Signs which are prohibited include: illumination, motion, and any type of banner
- Each home is limited to displaying two temporary signs at any given time

SIZE

- Each sign may not exceed 2 ft x 3 ft

Solar Collection Devices

DEFINITION

- A device, typically comprised of photovoltaic cells, designed to convert solar energy into a source of useful electricity.

INSTALLATION

- This type of Improvement is Permitted in this community and/or neighborhood

APPLICATION

- An Improvement Application is Required for this type of Improvement

MAINTENANCE

- Must be erected to provide a clean, professionally installed appearance, and all approvals are always conditioned upon the duty of the property owner to maintain the condition and appearance of the Improvement, including replacement of damaged, broken, or missing parts
- Must be compatible with the existing home in style, character, scale, size and the use of materials, colors, and details.

LOCATION

- Roof-mounted collectors (panels) are permitted to be Rear-Facing Only.
- Roof-mounted collectors (panels) are permitted only to be installed on the primary roof line; they are not to be located on a secondary roofline, porch roof, sunroom/addition, or detached garage roof.
- Ground-mounted solar collectors may be permitted if the front of the home faces North.
- Ground-mounted solar collectors will only be permitted in the rear yard and cannot face a street.
- Piping and electrical connections will be located directly under and/or within the perimeter of the panels, when possible, and placed as inconspicuously as possible when viewed from all angles.

MATERIAL & COLOR

- Solar panels must be flush-mounted and parallel with the roofline upon which it is installed. No variances will be granted for tilted or raised panels.
- All framing, piping, control devices and wiring must be painted to match the color of the roof or element upon which it is installed.
- The quality, design, color, and configuration of the proposed solar collectors must be compatible with the architecture of the home and of neighboring properties.
- Solar collectors shall be selected, placed, and installed with the primary goal of minimizing their appearance on the house and every effort must be made to limit visibility from neighboring properties and the street.

SIZE

- Ground-mounted solar collectors must be as small as possible and screened with sufficient landscaping, which must be maintained to screen the collector from the view of neighboring properties.
- The highest point of a solar panel must be lower than the ridge of the roof where it is attached.

Storage Structure

DEFINITION

- Structure used as storage for tools, lawn care equipment/materials, or similar uses

INSTALLATION

- This type of Improvement is Permitted in this community and/or neighborhood

APPLICATION

- An Improvement Application is Required for this type of Improvement

MAINTENANCE

- Must be erected so as to provide a clean, professionally installed appearance, and all approvals are conditioned upon the duty of the property owner at all times to maintain the condition and appearance of the Improvement, including replacement of damaged, broken or missing parts thereof, and painting/staining as appropriate

LOCATION

- Must be located behind the rear corners of the home
- Must be placed outside of building setbacks as required by zoning setbacks and restricted easements
- Any lot that adjoins a lake/pond is subject to additional restrictions for an Improvement proposed to be installed within 10 ft of the lake/pond; Improvements, within the aforementioned 10 ft perimeter, are to be installed no higher than 4 ft above grade, so as not to impede sight visibility

MATERIAL & COLOR

- Flooring is required, and the material should match the primary material of the Storage Structure
- If there is visible space in-between the Storage Structure and the grade, skirting is to be incorporated, in order to deter animal habitation and/or burrowing
- Skirting is to be at least 50% opaque and composed of wood, which is painted the same color of the Storage Structure's walls
- The style of the roof is permitted to be either gable or gambrel; no flat roofs are permitted
- The walls are permitted to be resin, wood, or cementitious panels/siding, which are a close color match to the walls of the existing home
- The roof is permitted to be resin (rather than shingled wood), provided the walls of the Storage Structure are also resin
- Shingles may be shaker or asphalt and be a close color match to the shingles of the existing home

SIZE

- The height of a wall may be a maximum of 8 ft
- The peak of the roof may be a maximum of 14 ft
- At maximum, the Storage Structure may be 150 sq. ft

EMBELLISHMENT

- Lighting installed for ambience or safety must be installed and directed in such a way, so as to avoid nuisance to the adjacent lots
- If a wall of the Storage Structure is visible within 100 ft of any property line, such wall must be obscured from view utilizing landscaping; the minimum for landscaping utilized as screening is: every 5 ft of linear run requires one 2 ft tall shrub

STORAGE

- Neither the underside, nor surrounding exterior area, may be used for storage purposes
- Doors must be closed and latched when not accessing the Storage Structure
- May not be used for habitation

IMAGE

- For an illustration of landscaping the wall of a Storage Structure, review "Exhibit A"

Storm Door

DEFINITION

- A second door that is placed outside the usual exterior door of a building for protection against cold and bad weather

INSTALLATION

- This type of Improvement is Permitted in this community and/or neighborhood

APPLICATION

- An Improvement Application is Not Required for this type of Improvement
- If the Guideline does not require an Application for an Improvement to be installed, then the Improvement is only considered approved for installation if the Improvement adheres to all applicable restrictions and requirements of the approved Architectural Guidelines, Governing Documents, and local ordinance
- If the Improvement varies from the aforementioned directives, then the Improvement requires approval via the Application process. Homeowners are subject to the violation process/policy if a non-compliant Improvement is installed without approval

MAINTENANCE

- Must be erected so as to provide a clean, professionally installed appearance, and all approvals are conditioned upon the duty of the property owner at all times to maintain the conditions and appearance of the structure, including replacement of damaged, broken or missing parts thereof, and painting and staining as appropriate

LOCATION

- Attached to a front or side exterior door frame

MATERIAL & COLOR

- Frame is permitted to be aluminum or wood core
- Frame color is permitted to be white, black, or a color match to the trim, exterior door, or siding

Sunroom

DEFINITION

- A glass enclosed roofed structure attached to the rear of a home with insulated walls and windows, usually on three sides, and often with skylights.

INSTALLATION

- This type of Improvement is Permitted in this community and/or neighborhood

APPLICATION

- An Improvement Application is Required for this type of Improvement

MAINTENANCE

- Must be erected to provide a clean, professionally installed appearance, and all approvals are always conditioned upon the duty of the property owner to maintain the condition and appearance of the Improvement, including replacement of damaged, broken, or missing parts
- Must be compatible with the existing home in style, character, scale, size and the use of materials, colors, and details.

LOCATION

- Must be located at the rear of the home and cannot extend beyond the rear corner of the home.
- Sunroom additions must be attached directly to the home; freestanding structures are prohibited.
- The design and location must consider any adverse impact on neighboring properties through either the elimination of privacy or the removal of existing vegetation.
- When located on a deck, the sunroom must be integrated both visually and structurally with the deck.

MATERIAL & COLOR

- Must be a glass enclosure.
- New windows and doors are to be the same or compatible with those of the existing house.
- The new roof pitch must be compatible with the existing roof. Shed-style roofs are not permitted; hip-style and gable roofs are permitted.
- Supplemental landscaping may be required to compensate for the removal of vegetation.

SIZE

- Special attention must be given to the size and scale of the sunroom; including the incorporation of structural skirting and/or landscaping to hide the understructure and visually integrate the sunroom with the house.
- The scale and design must be architecturally compatible with the home and surrounding homes.

IMAGE

- For an illustration and example of a Sunroom, review "Exhibit XXX"

Trampoline

DEFINITION

- A resilient sheet or web (as of nylon) supported by springs in a metal frame and used as a springboard and landing area in tumbling

INSTALLATION

- This type of Improvement is Permitted in this community and/or neighborhood

APPLICATION

- An Improvement Application is Not Required for this type of Improvement
- If the Guideline does not require an Application for an Improvement to be installed, then the Improvement is only considered approved for installation if the Improvement adheres to all applicable restrictions and requirements of the approved Architectural Guidelines, Governing Documents, and local ordinance
- If the Improvement varies from the aforementioned directives, then the Improvement requires approval via the Application process. Homeowners are subject to the violation process/policy if a non-compliant Improvement is installed without approval

MAINTENANCE

- Must be erected so as to provide a clean, professionally installed appearance, and all approvals are conditioned upon the duty of the property owner at all times to maintain the condition and appearance of the Improvement, including replacement of damaged, broken, or missing parts
- If replacement or repair causes a variance in material, color, or appearance to the originally approved Improvement, the variance must comply with the restrictions current at the time the replacement or repair is made. All other variances caused by replacement or repair require approval obtained through the Application review process.
- Must be kept clear of trash, debris, and/or plant material

LOCATION

- To be placed and used behind the rear corners of the home
- To be placed so as to contain play to the lot
- To be placed to limit visibility from street
- Any lot that adjoins a lake/pond is subject to additional restrictions for an Improvement proposed to be installed within 10 ft of the lake/pond; Improvements, within the aforementioned 10 ft perimeter, are to be installed no higher than 4 ft above grade, so as not to impede sight visibility

MATERIAL & COLOR

- Shape of the Trampoline is permitted to be rectangular or circular
- The mat of the trampoline is required to be black in color
- Frame must be made of metal; frame pads are permitted, provided that, the pads are blue or black in color
- An enclosure for the Trampoline is allowed, provided that, the netting is black in color, and any pole pads are blue or black in color

SIZE

- Neither the length, nor the width of the Trampoline is to exceed 14 ft

EMBELLISHMENT

- Accessories should be limited; a ladder for the specific, exclusive use of accessing the Trampoline is not considered an accessory

Trellis

DEFINITION

- A single panel, which is not attached or affixed to the home but may or may not require support from an exterior wall, constructed to be an open framework, e.g. lattice, intended to support climbing plants

INSTALLATION

- This type of Improvement is Permitted in this community and/or neighborhood

APPLICATION

- An Improvement Application is Not Required for this type of Improvement
- If the Guideline does not require an Application for an Improvement to be installed, then the Improvement is only considered approved for installation if the Improvement adheres to all applicable restrictions and requirements of the approved Architectural Guidelines, Governing Documents, and local ordinance
- If the Improvement varies from the aforementioned directives, then the Improvement requires approval via the Application process. Homeowners are subject to the violation process/policy if a non-compliant Improvement is installed without approval

MAINTENANCE

- Must be erected so as to provide a clean, professionally installed appearance, and all approvals are conditioned upon the duty of the property owner at all times to maintain the conditions and appearance of the structure, including replacement of damaged, broken or missing parts thereof, and painting and staining as appropriate

LOCATION

- A trellis requiring support from an exterior wall is permitted to be located on any section of the rear wall, or in-between the rear corner and mid-way of a side wall
- A free-standing trellis is permitted to be located in the rear yard
- May not be installed in such a way that would inhibit drainage pattern
- For Corner Lots, Improvement may be placed no closer to the street than the front building setback, regardless of how the setback is measured by zoning on the non-front facing side of the lot, i.e. the side yard setback must equal the front yard setback for purposes of locating the structure

MATERIAL & COLOR

- Permitted to be metal, which is either dark bronze or black in color
- Permitted to be wood that is stained a natural wood color

SIZE

- The tallest most point of the structure must be no higher than 8 ft above grade

Trench and French Drains

DEFINITION

- A channel or pipe used to redirect excess ground or surface rainwater away from a specific area.

INSTALLATION

- This type of Improvement is Permitted in this community and/or neighborhood

APPLICATION

- An Improvement Application is Not Required for this type of Improvement
- If the Guideline does not require an Application for an Improvement to be installed, then the Improvement is only considered approved for installation if the Improvement adheres to all applicable restrictions and requirements of the approved Architectural Guidelines, Governing Documents, and local ordinance
- If the Improvement varies from the aforementioned directives, then the Improvement requires approval via the Application process. Homeowners are subject to the violation process/policy if a non-compliant Improvement is installed without approval

MAINTENANCE

- Must be erected to provide a clean, professionally installed appearance, and all approvals are always conditioned upon the duty of the property owner to maintain the condition and appearance of the Improvement, including replacement of damaged, broken, or missing parts
- Must be compatible with the existing home in style, character, scale, size and the use of materials, colors, and details.
- Drainage elements must be maintained in good working order and condition. Repair and any adverse effects of drainage on neighboring Lots or in the Common Area originating from an individual Lot is the homeowner's responsibility to correct.

LOCATION

- Downspouts, extensions, accessory elements, and drainage termination points must be located within the property lines of the homeowner conducting the improvement.
- Water flow must be directed in a manner to not affect drainage onto neighboring properties, streets, sidewalks, or Common Areas.
- Above ground drainage is prohibited. Drainage extensions must be buried in such a manner to adequately manage runoff, according to correct engineering practices and municipal code requirements.

MATERIAL & COLOR

- Black perforated pipe is permitted but must be underground and directed away from adjacent properties.
- The use of gravel, pea gravel and chipped rock as a ground cover are prohibited. Natural colored, medium sized river rock two to three (2-3) inches in diameter or other natural material are preferred.

Yard Ornament

DEFINITION

- Any free-standing item which primary function is ornamental or decorative

INSTALLATION

- This type of Improvement is Permitted in this community and/or neighborhood

APPLICATION

- An Improvement Application is Not Required for this type of Improvement
- If the Guideline does not require an Application for an Improvement to be installed, then the Improvement is only considered approved for installation if the Improvement adheres to all applicable restrictions and requirements of the approved Architectural Guidelines, Governing Documents, and local ordinance
- If the Improvement varies from the aforementioned directives, then the Improvement requires approval via the Application process. Homeowners are subject to the violation process/policy if a non-compliant Improvement is installed without approval

MAINTENANCE

- Must be erected so as to provide a clean, professionally installed appearance, and all approvals are conditioned upon the duty of the property owner at all times to maintain the conditions and appearance of the Improvement, including replacement of damaged, broken or missing parts thereof, and painting and staining as appropriate
- Should be installed in such a fashion as to remain plumb, upright, and level

LOCATION

- Permitted to be installed in the front yard, rear yard, mulch bed, porch, stoop, patio, or deck
- If the Yard Ornament is designed for movement or includes moving parts, e.g. whirligigs, then the only location permitted is the rear yard with no visibility from any street
- Not restricted, but encouraged to be primarily in mulched areas, patios, porches, or decks
- Any lot that adjoins a lake/pond is subject to additional restrictions for an Improvement proposed to be installed within 10 ft of the lake/pond; Improvements, within the aforementioned 10 ft perimeter, are to be installed no higher than 4 ft above grade, so as not to impede sight visibility

MATERIAL & COLOR

- While color of an individual Yard Ornament is not restricted, care should be taken so the collective impact of multiple Yard Ornaments does not detract from the overall aesthetic of the community
- If more than one planter pot is installed in an area, e.g. deck, all planter pots should be of a similar color, particularly if visible from neighboring properties
- The maximum number (quantity) of Yard Ornaments permitted is 6 in the front yard and 8 in the rear yard; a statue or figurine, specifically, is limited to 1 in the front yard and 1 in the rear yard
- In general, the number (quantity) of Yard Ornaments should be kept to a minimum so as to maintain visual appeal throughout the community

SIZE

- Statue or figurine shall not exceed a height of 2 ft
- Garden accessory (including shepherd's hook and garden trellis) shall not exceed a height of 6 ft

IMAGE

- For illustration of Front, Side, and Rear Yard review "Exhibit Y"

Architectural Guidelines | Exhibit A

Storage Structure Landscape & A/C Unit Screening

These images/illustrations are meant to be used only as examples and points of reference. An Improvement type, material, style, or location depicted in these examples may not be permitted and/or approved for your lot, community or neighborhood. Review the approved Architectural Guidelines for applicable restrictions and requirements.

A/C Unit Screening



Storage Structure Landscape



Architectural Guidelines | Exhibit F

Yard Fence Styles (Wood)

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Kentucky Board without wire mesh



Kentucky Board with wire mesh



Split Rail without wire mesh



Split Rail with wire mesh



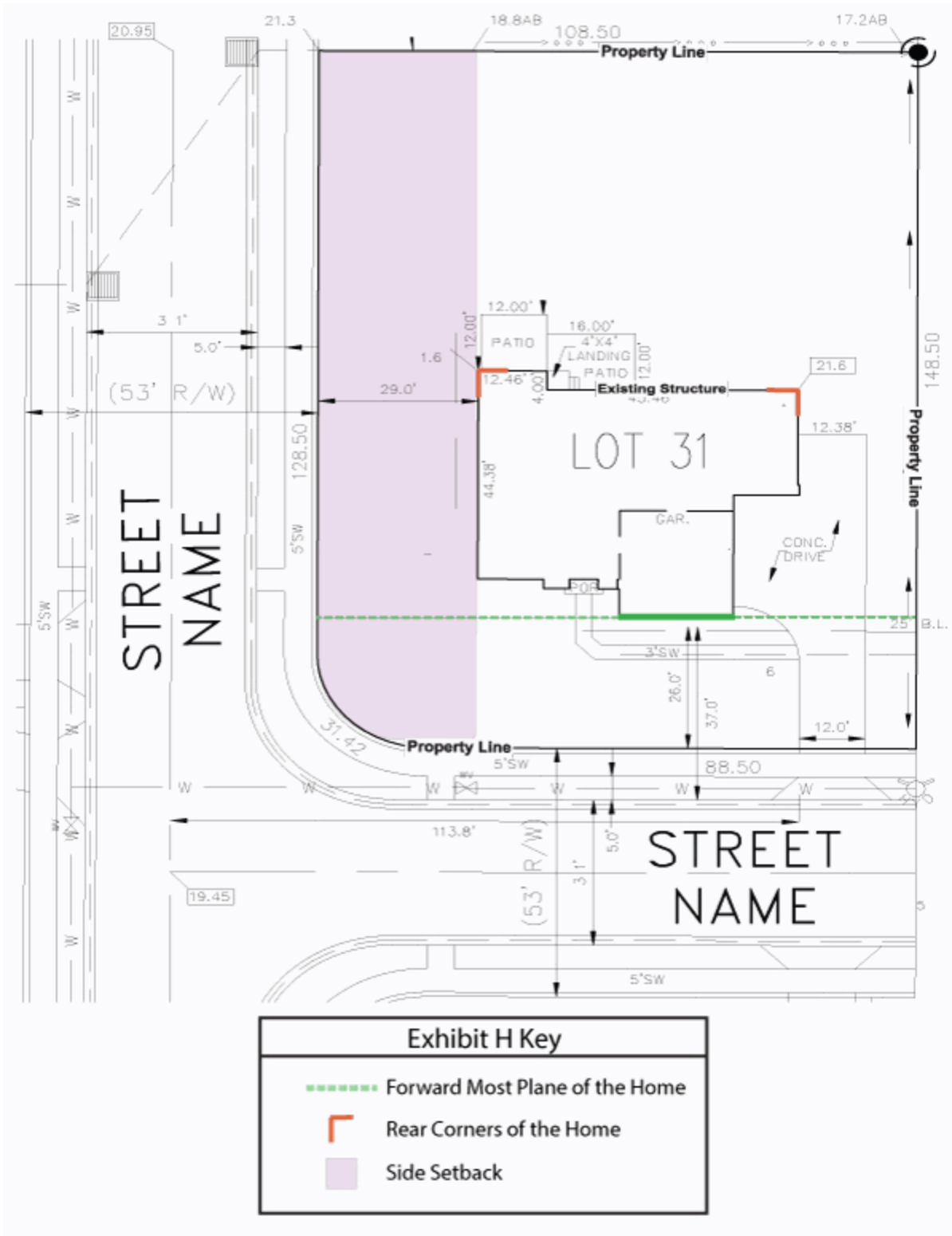
Crossbuck



Architectural Guidelines | Exhibit H

Side Setback, Rear Corners, & Forward Most Plane of the Home

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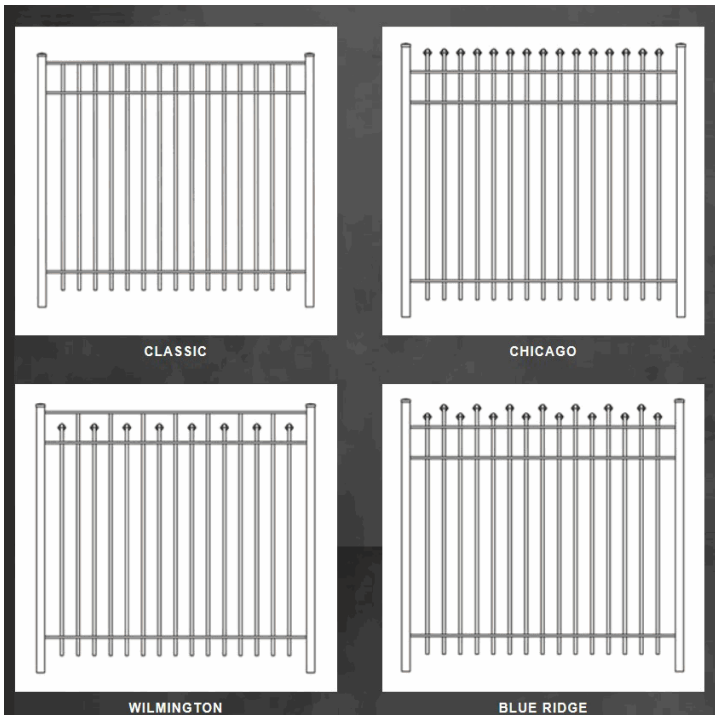


Architectural Guidelines | Exhibit G

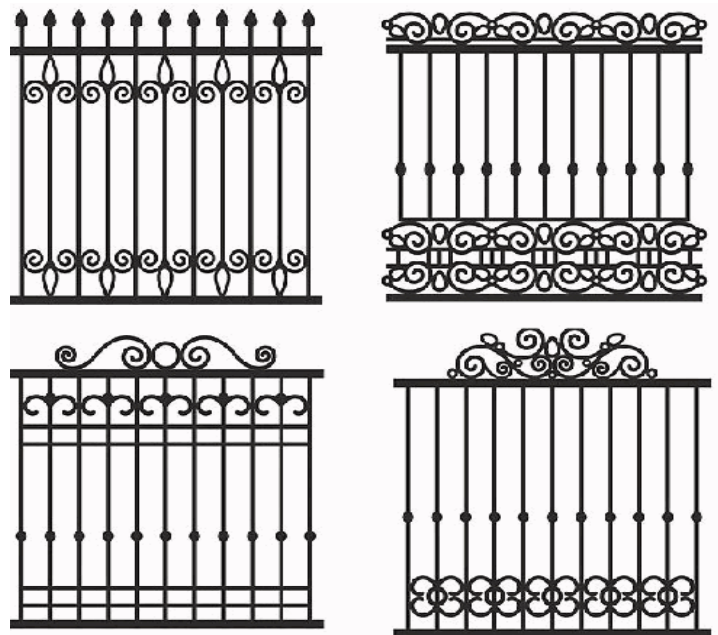
Yard Fence Styles (Metal)

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Picket & Rail



Ornate



Architectural Guidelines | Exhibit W
Privacy Fence Styles

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"Good Neighbor"



"Good Neighbor" with Bamboo



Shadowbox



Dog Eared



Lattice Top



Architectural Guidelines | Exhibit X

Basketball Goal Placement

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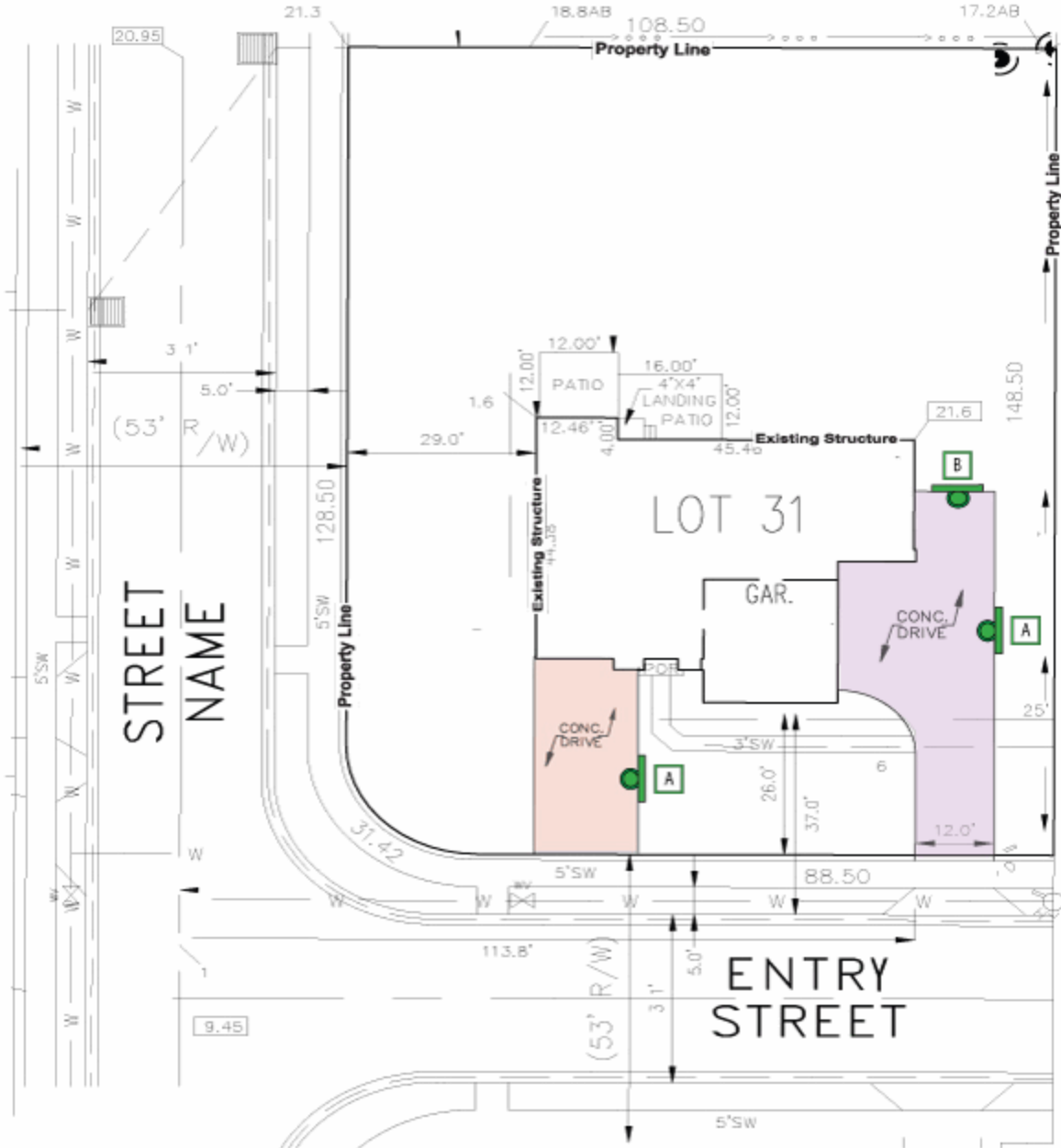







Exhibit X Key	
 Side Entry Driveway	 Perpendicular to entry street
 Front Entry Driveway	 Parallel to entry street
 Backboard	

Architectural Guidelines | Exhibit Y

Front, Rear, and Side Yard

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